

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
September 15th, 2016

The Farmersville EDC met in regular session on September 15th, 2016 at 7:01 p.m. in the City Council Chambers of City Hall with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, George Crump, and Jason Lane. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, Councilman Mike Hurst.

CALL TO ORDER

Chairman Meguire convened the meeting at 7:01 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Councilman Mike Hurst.

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Dr. Collins submitted an update to the EDC 4A Board regarding Collin College. Dr. Collins stated no changes since last month. The Collin College Board will meet in a planning retreat later this month to discuss plans for moving forward with the new master plan which includes the Wylie, Farmersville and Celina sites.

DISCUSSION AND POSSIBLE ACTION REGARDING COLLIN COLLEGE FOUNDATION

Ms. Hamlin addressed the EDC 4A Board of an error regarding the Sponsorship Donation given annually to the Collin College Foundation. Ms. Hamlin explained while updating the EDC 4 financial statements discovered Collin College Foundation donation was paid twice within the same budget year 2015-2016. Upon direction of the EDC 4A Board, Ms. Hamlin will contact Dr. Collins to assist to ensure the EDC 4A Board receives recognition in the upcoming budget year 2016-2017 of funds already received.

UPDATE REGARDING MEETING WITH TOWN OF PROSPER, MAYOR SMITH

Mr. White updated the EDC 4A Board of the meeting between himself, Mayor Diane Piwko, Chairman Kevin Meguire, Mayor Smith of Prosper, and Councilman Hurst. Mayor Smith was very involved and knowledgeable of the work performed by the EDC Board, and the work they put into bringing in the Cowboy Organization.

Mr. White stated that Mayor Smith noted the need to be prepared and ready to react when the time for growth comes, especially in zoning. Councilman Hurst said what he got from the meeting was the need for people in marketing profession to assist with the development of our area. Currently Mr. White is in the process of developing a letter to local and surrounding area realtors to give out or hand deliver.

Councilman Hurst stated we need to put things out to real estate brokers who can bring development here. Also, the need for good growth, quality housing, development, and education. Councilman Hurst stated we are in line for growth, we have the ball in our

court and it is our decision what direction Farmersville needs. Farmersville is in a unique position we have land, easy access to Highways and Railroads

UPDATE REGARDING MARKETING PAMPHLET

Mr. White said he has developed a letter focused towards developers. Also, Mr. White stated need to develop another letter focusing towards realtors or brokers and place in front of pamphlet to communicate that our City is right for growth. Mr. White pointed out the front section of the pamphlet talks about the need for housing and the City has an industrial area that's right for development.

Bo Daffin with Collin County Central Appraisal District is developing data, so we will have charts to add to the pamphlet, showing what kind of growth that is happening here and in the surrounding area.

Mr. White stated the pamphlet was generated in 2013 and revised in 2015, basics of the pamphlet is there, showing Farmersville as the home of Audie Murphy in the front part of the pamphlet. Not sure if that section will stay in the front part of the pamphlet, may need to point out first that we are in the fastest growing county in Texas. Then placing the historic value in the back section referencing this is the home of Audie Murphy.

Mr. White said it is important we keep our historic value, this is the home of Audie Murphy and we have people looking at that who wants to move here. Our small town value is important to people who want to move here. Just trying to find the right balance and be positive and maintain our culture and values.

Chairman Meguire asked if this is the finished product. Mr. White stated this the base product that I am working off of. Chairman Meguire suggested to the EDC 4A Board the possibility of taking a drone and go over the Industrial area, showing what Farmersville has to offer in the Industrial area such as the Railroad access. Place it on a disc or on the City website showing the possibilities the Industrial area offers.

Mr. Crump suggested we take what we currently have for review and come back with comments.

Mr. Smith asked about the TIRZ information showing as proposed 2011. Mr. White stated that is just a carryover will make the correction.

UPDATE REGARDING WASTEWATER INFLOW AND INFILTRATION

Mr. White said not a lot of changes within the last month. The environmental reports are turned into TCEQ from DBI. Which is a big accomplishment and waiting for TCEQ to approve so we can go forward with this project. In the meantime working on easement issues and gravity issues around the new proposed lift station on the west side.

RECEIVE REPORT ON STATUS REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY

Mr. White said it is tied in with the inflow and infiltration issues. Waiting on the loan approval to proceed forward. Once environmental is cleared, we will work on the loan application. When loan is approved we will work on all the wastewater treatment plant

issues. Mainly upgrading plant 1 and 2, and acquiring the right-of-ways for the new wastewater treatment plant. Overall no real changes.

RECEIVE UPDATE REGARDING FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

Mr. White gave past history to the newly elected board officials on the Fiber Optic project funded by EDC 4A in the amount of 33K. Mr. White explained he went back and developed all the information need for phase 1 and 2. Explaining why building only phase 1 would not give you the full capability until you added phase 2.

Mr. White said with the quotes in, and the ability to tie in to Highway 380 the cost is approximately 75k. The study which is a piece of this is 20k. Mr. White explained will need the additional funds to complete the project. Mr. White is proposing, if the EDC 4A Board is in agreement with this project, for a budget amendment to complete the project.

Mr. White explained the reason this is so important is to be able to compete with other Cities. The concept and future of this is to look like Greenville, offering internet, and cable. This is another utility that Farmersville can offer especially to any business needing gigabit capability. This would come a utility revenue like our other utilities.

Mr. Tedford asked what kind of vision do you have to refund EDC 4A. Mr. Crump said he would like to see the scope of what this is capable of. Mr. Tedford asked if they could have information before the next regular scheduled meeting to have time to study and review the concept. Mr. White said he will contact William and find out from him his timeline on compiling the information requested by the EDC 4A Board. Chairman Meguire asked Mr. White what impact it would have if we waited to vote on this project in November 2016. Mr. White said it would delay the construction, but wants to make sure everyone is in agreement and on the same page with this project.

Mr. Tedford wants to see how much it will cost and what revenues it will generate to be able to pay back the loan. Mr. White said he will get the information back to the EDC 4A Board.

DISCUSSION AND POSSIBLE ACTION REGARDING 4A ECONOMIC DEVELOPMENT CORPORATION REVIEW.

Chairman Meguire explained why this item is on the agenda. There are some new members and feels as though maybe a workshop to discuss what direction the EDC 4A Board would like to take.

Chairman Meguire pointed out the 2 key points in the information provided regarding the duties of EDC Boards, are manufacturing and Industrial development, but as you read on it basically covers everything.

Chairman Meguire said the focus so far has been to build up a fund balance to support infrastructure for future development. Now that the City has taken this on it is time for the EDC 4A Board to move in another direction.

Mr. Crump said would like to see the workshop, have all the board members together give each other their thoughts to see if we can get on the same page.

Mr. Smith said his biggest concern is the limitation we have in the sewer system, how could we accommodate a new business within the next few months. Example the Shell Station, are we going to be able to accommodate their facility, without causing any manipulation to the system. When will we run out of capacity to accommodate new businesses? Mr. Crump said are you looking at process Industry, warehouse distribution, depends on utility use they are requiring.

Mr. White said he could respond to these questions. The way we see the approach now is to build the capacity as needed. The way the City Council is taking care of this is being pro-active with having all the engineering in place. We are building capacity although it being slight into Plant 1 and Plant 2, refurbishing them right away that will be in place next year. At the end of next year we will have engineering drawings and right of way acquired for the new plant. Then you are waiting for the need to expand and add capacity, if the need arises. Meaning you are in the shortest time frame to construct the new plant.

Mr. Smith explained he understands you can't have a full system available and no way to pay for it. My question is can we go market for business to come to Farmersville. Mr. White said that they would react to make this work, we are in a position to make this happen if the need arises.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENT FOR AUGUST 2016, AND REQUIRED BUDGET AMENDMENTS

Mr. Crump motioned to approve the financial statements for August 2016 as presented Mr. Tedford second the motion. All in favor. Motion passed unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

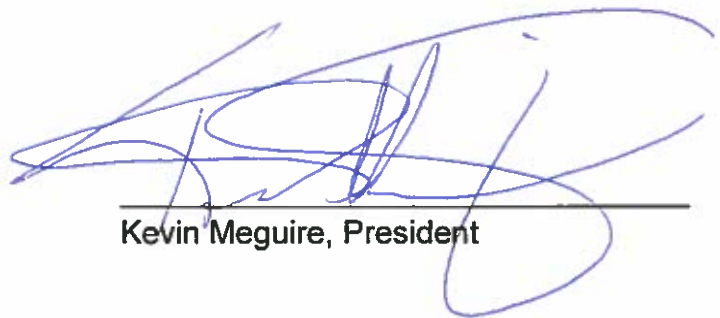
I-365 information update

Budget Amendment

Workshop

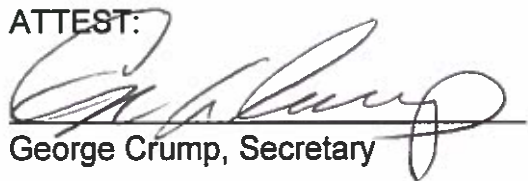
ADJOURNMENT

Meeting adjourned at 8:32p.m.



Kevin Meguire, President

ATTEST:



George Crump, Secretary